

APPENDIX 3

APPLICATION SCORING CRITERIA

Criterion	Priority Tier	Max. Points	Scale	Score
Rental or for-sale?	1	15	Rental = 15 pts. For-sale units= 5 pts.	
Long Term Affordability*	1	15	0-3 years= 2 pts. 4-10 years= 5 pts. 11-20 years= 10 pts. 20+ years= 15 pts.	
Per-Unit Subsidy	1	15	< \$10,000= 15 pts \$10,001-\$15,000= 10 pts \$15,001-\$20,000= 5 pts.	
Population Served** (Home ownership projects only)	2	(10)	< 80% AMI= 10 pts. 80-100% AMI= 7 pts. > 100% AMI= 0 pts.	
Population** Served (Rental projects only)	2	(10)	< 50% AMI = 10 pts. 50-60% AMI= 5 pts. 60-80% AMI= 3 pts. >80% AMI = 0 pts.	
Number of Bedrooms	2	10	> 50% 1-BR & Efficiencies = 10 pts. 30-50% 1-BR & Efficiencies = 7 pts. 20-30% 1-BR & Efficiencies= 5 pts. < 30% 1-BR & Efficiencies= 0 pts.	
Developer Capacity	2	10	-Equity > 10% = 3 pts. -50% of other financing has been committed = 2 pts. -P&Z/TRC approval already received = 2 pts. -Local development experience = 2 pts. -Prior HTF Experience = 1 pts	
Property Type	3	5	MF Rental= 5 pts. SFR Rental= 4 pts. MF Homeownership = 3 pts. SFR Homeownership = 1 pts.	
#Affordable Units	3	5	1-5= 1 pt. 6-10= 2 pts. 11-20= 3 pts. 21-50= 4 pts. > 50 units= 5 pts.	
Energy Efficiency	3	5	Full monitoring certification= 5 pts. Intermediate certification (per Appendix 2)= 3 pts. All others 0 pts.	
Transit Access	3	5	< ¼ mile= 5 pts. ¼-1/2 mile = 4pts. ½-3/4 mile= 2 pts. >3/4 mile= 0 pts.	
Percent of total project that is affordable	3	5	80-100%= 5 pts. 60-80% = 4 pts. 40-60%= 3 pts. 30-40%= 2 pts. 20-30%= 1 pts.	
Bonus Points***		10	Housing for homeless= 5 pts. Housing for persons with disabilities= 5 pts.	
		110	TOTAL SCORE	

* Homeownership units closing with deferred 2nd mortgage to the City for equity recapture will receive all 15 points.

** Applies to subsidized units only, not total project units. Points will be prorated for mixed-use and mixed-income development.

*** To be eligible for bonus points, a minimum of 20% of the subsidized units must serve these populations.

Staff will score applications to determine that projects meet the minimum threshold. Staff may partner with an outside expert/consultant to provide a commercial underwriting analysis if determined necessary and advisable by the CD Director. **Projects scoring less than 70 points will not be considered for funding.**